3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

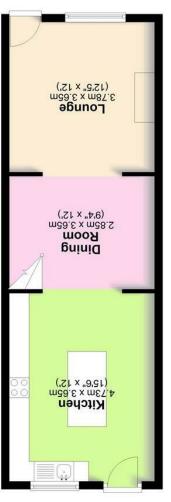
themselves by inspection or otherwise as to the correctness of each of them. believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that: MISREPRESENTATION ACT 1967.

Total area: approx. 79.5 sq. metres (855.9 sq. feet)



Approx. 37.3 sq. metres (401.7 sq. feet) First Floor



Approx. 42.2 sq. metres (454.2 sq. feet) **Ground Floor**



OFFERS IN THE REGION OF £285,000



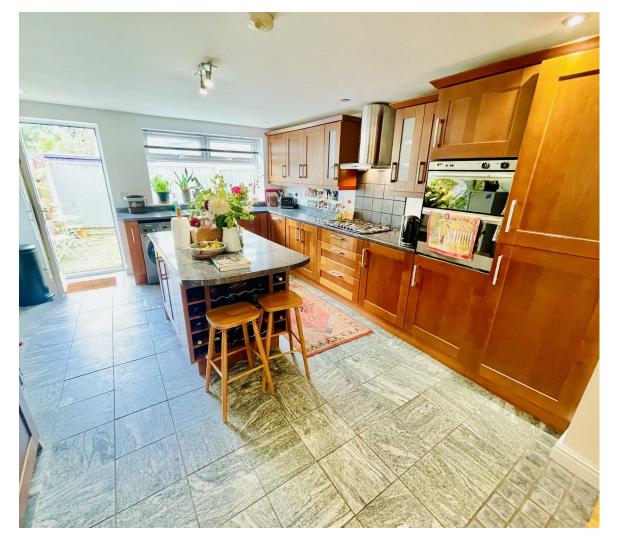






11 HILL TOP ROAD **ACTON BRIDGE NORTHWICH** CW8 3RA















A modernised chain free cottage located within strolling distance of Acton Bridge train station

Description

Purchased by the current vendor nine years ago Ivy Cottage is the perfect opportunity for downsizers or first time buyers.

Externally the property has a single driveway to the front aspect with a side gate providing direct access to the bin store and the landscaped rear garden.

Accommodation comprises lounge through dining room with laminate flooring throughout, a double glazed window to the front aspect, stairs to the first floor and a feature dual burner.

The kitchen has tiled flooring, a range of low level and eye level units, one of which houses the combi boiler, a glass panelled upvc door to the rear garden and a range of integrated appliances including an extractor hood, gas hob, double fan oven, family sized dishwasher, fridge/freezer and space for a washing machine.

Upstairs comprises spacious landing with access to the partly boarded loft space, two double bedrooms, both of which have built in storage cupboards, the modern three piece family bathroom and the modern three piece shower room.

Acton Bridge is a desirable village with glorious walks, a local cruising club and bowling and tennis club where residents can sign up to an annual membership.

The Hazel Pear pub and Acton Bridge train station are both located with strolling distance and local village shops are available in both Kingsley and Weaverham.

Commuting is convenient, with easy access to the A49, M56 and M6 motorways. Hill Top Road is also equidistant between Manchester and Liverpool airports for those travelling internationally.

Nearby primary schools include Crowton Church of England Primary School, Weaverham High School and the prestigious Grange independent school only ten minutes away in Hartford.